



RESOLUTION NO. 2017-053

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, APPROVING A DETAILED SITE PLAN AND RELATED DETAILED REGULATIONS FOR DEVELOPMENT OF A 4.781± ACRE TRACT OUT OF LOT 1, BLOCK A, MERCER SCHOOL ADDITION, CITY OF FARMERS BRANCH, TEXAS DESCRIBED IN EXHIBIT “A” HERETO, LOCATED IN PLANNED DEVELOPMENT NO. 99 (PD-99); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, an application has been made for approval of detailed site plan for a 4.781± acre tract out of Lot 1, Block A, Mercer School Addition, City of Farmers Branch, Texas, described in Exhibit “A” attached hereto and incorporated herein by reference (“the Property”), which is in Planned Development No. 99 (PD-99); and

WHEREAS, having received the recommendation of the Planning and Zoning Commission that the detailed site plan and associated drawings, including, but not limited to, landscape plan, and building elevations, should be approved as requested, the City Council of the City of Farmers Branch, in the exercise of the legislative discretion, has concluded that the requested site plan for the Property should be approved;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS THAT:

SECTION 1. The Property shall be developed in accordance with the regulations applicable to the Property as set forth in Ordinance No. 3359, as amended by Ordinance No. 3429 (collectively “the PD-99 Ordinance”), as well as the following regulations:

- A. **Detailed Site Plan**: The Property shall be developed substantially as set forth in the Detailed Site Plan attached hereto as Exhibit “B” and incorporated herein by reference (“the Site Plan”); provided, minor changes in location of streets and alleys may be made without further amendment to the Site Plan as long as the general pattern of traffic circulation and access is substantially maintained.
- B. **Landscape**: The common areas, open spaces, street medians, and dedicated landscape easements (if any) developed on the Property shall be landscaped substantially in accordance with the Landscape, Screening, and Sign Plan set forth in Exhibit “C,” attached hereto and incorporated herein by reference notwithstanding any notes contained thereon to the contrary allowing for changes. All required landscaping to be planted within common areas, open spaces, street medians, and dedicated landscape easements as shown on Exhibit “C” must be completed prior to issuance of a certificate of occupancy for any building constructed within the Property.
- C. **Building Design, Elevations, and Diversity**: All buildings constructed on the Property shall be designed and constructed in substantial conformity with the architectural styles

and materials set forth in the Pattern Book providing for “Texas Tudor” and as set forth in the Elevations attached hereto as Exhibit “D” and incorporated herein by reference.

- D. **Entry Signs:** Entry signs and related landscaped and structural features shall be constructed at the locations shown on the Site Plan and designed and constructed as shown on Exhibit “C” hereto.

- E. **Screening Walls:** Screening walls shall be constructed at the locations shown on the Site Plan in accordance with the designs set forth in this resolution. Construction of all screening walls shall be completed prior to issuance of a certificate of occupancy for the first residential building constructed on the Property.

- F. **Pattern Book:** For purpose of this resolution, the phrase “Pattern Book” means Volume II “Pattern Book” of the *Mercer Crossing Design Guidelines* (Draft Four – November 7, 2016) prepared by G&A Consultants, LLC, (“the Pattern Book”), a copy of which is on file in the Office of the City Secretary and incorporated as if fully set forth herein by reference to the date and number of this resolution.

- G. **Relationship to PD-99 Ordinance:** In accordance with the provisions of the PD-99 Ordinance, upon its effective date, this resolution shall constitute additional regulations governing the use and development of the Property as if they were originally adopted as part of the PD-99 Ordinance; provided, however, in the event of any irreconcilable conflict between this resolution, including, but not limited to, the Pattern Book, and the PD-99 Ordinance, the provisions in the PD-99 Ordinance shall control.

SECTION 2. This resolution shall become effective immediately upon its approval.

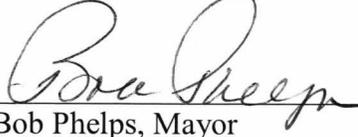
PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, THIS 18TH DAY OF APRIL, 2017.

ATTEST:



Amy Piukana, City Secretary

APPROVED:



Bob Phelps, Mayor

APPROVED AS TO FORM:



Peter G. Smith, City Attorney
(kbl:3/27/17:84791)

Resolution No. 2017-053
Exhibit "A" – Description of Property

A tract of land situated in the Francis Miller Survey, Abstract No. 926, City of Farmers Branch, Dallas County, Texas and being a portion of Lot 1, Block A, Mercer School Addition, according to the Final Plat thereof recorded in Instrument No. 201400169982 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point for the southwest corner of Lot 2, Block B of Mercer Crossing Addition I, according to the plat thereof recorded in Volume 2003184, Page 00061 of the Deed Records of Dallas County, Texas, common to the southeast corner of said Lot 1, Block A, same being on the northwesterly right-of-way line of Wittington Place, a variable width right-of-way;

THENCE South 60°42'40" West, along the southeasterly line of said Lot 1, Block A and the northwesterly right-of-way line of said Wittington Place, a distance of 473.40 feet to a point for corner;

THENCE departing the southeasterly line of said Lot 1, Block A and the northwesterly right-of-way line of said Wittington Place, and crossing said Lot 1, Block A, the following courses:

North 29°17'20" West, a distance of 461.56 feet to a point for corner;

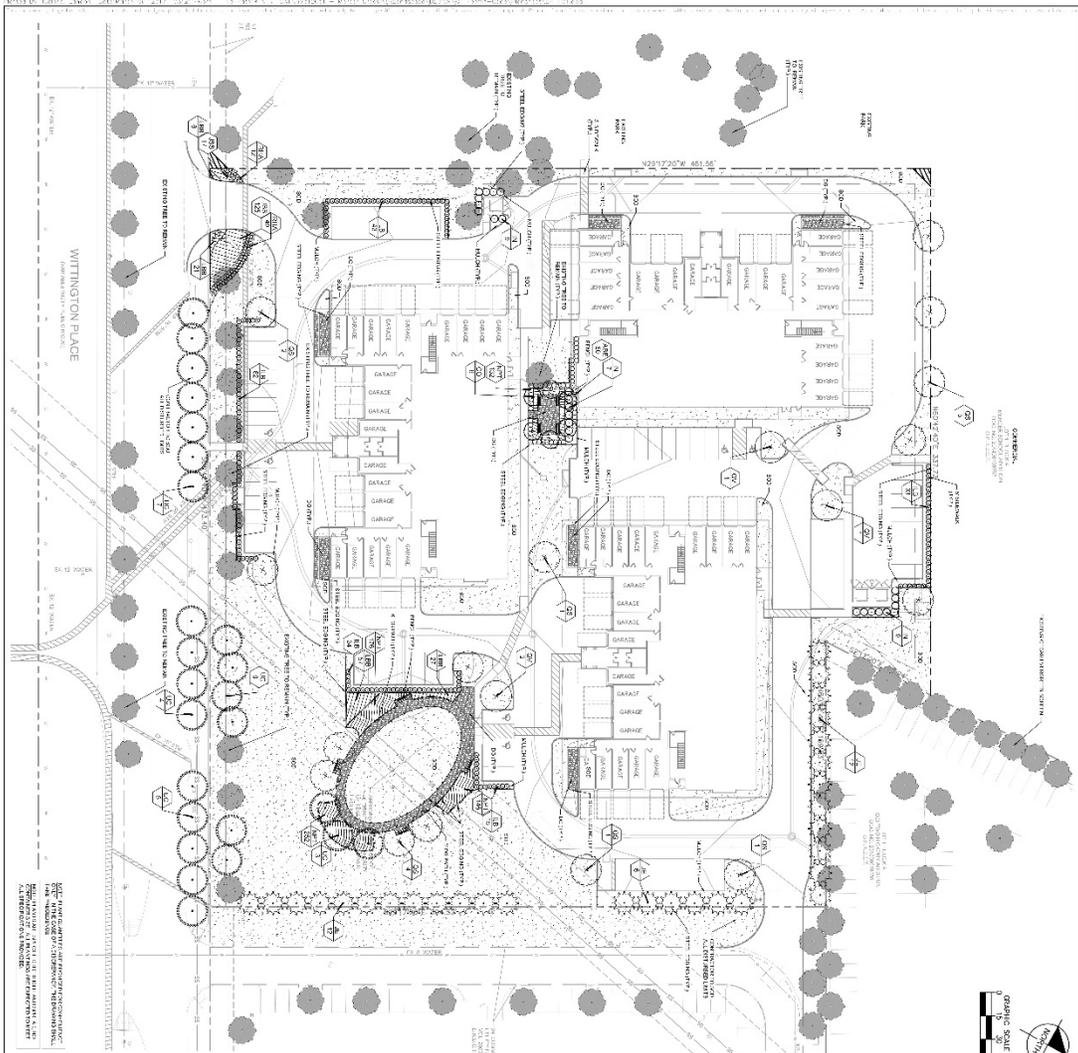
North 60°42'40" East, a distance of 337.73 feet to a point for corner on the easterly line of said Lot 1, Block A and the westerly line CCI-Two Hickory Addition, Lot 1, Block A, according to the plat thereof recorded in Instrument No. 201500049255 of the Official Public Records of Dallas County, Texas;

THENCE South 2°17'20" East, along the easterly line of said Lot 1, Block A and the westerly line of said CCI-Two Hickory Addition, a distance of 75.24 feet to a 1/2 inch iron rod with plastic cap stamped "HALFF" found for the southwest corner of said CCI-Two Hickory Addition, common to an ell corner of said Lot 1, Block A;

THENCE North 60°42'40" East, along the northwesterly line of said Lot 1, Block A and the southeasterly line of said CCI-Two Hickory Addition, a distance of 169.83 feet to a 1/2 inch iron rod with plastic cap stamped "HALFF" found for the southerly northeast corner of said Lot 1, Block A, common to the northwest corner of aforesaid Lot 2, Block B;

THENCE South 29°17'20" East, departing the southeasterly line of said CCI-Two Hickory Addition, along the northeasterly line of said Lot 1, Block A and the southwesterly line of said Lot 2, Block B, a distance of 394.52 feet to the POINT OF BEGINNING and containing 4.781 acres (208,261 square feet) of land, more or less.

Resolution No. 2017-053 Exhibit "C" – Landscape Plan



PLANTING NOTES

1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF FARMERS BRANCH LANDSCAPE DESIGN MANUAL.
2. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF FARMERS BRANCH LANDSCAPE DESIGN MANUAL.
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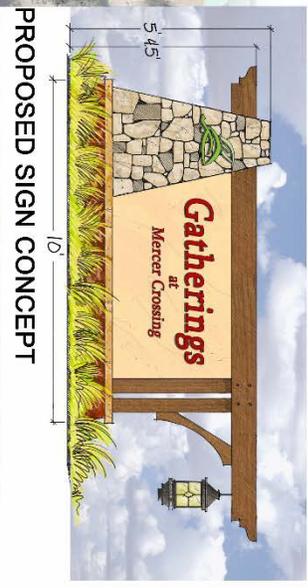
GRAPHIC SCALE: 1" = 20'

PLANT SCHEDULE

NO.	SYMBOL	PLANT NAME	SIZE	QUANTITY	NOTES
1	(Symbol)	PLANT NAME	SIZE	QUANTITY	NOTES
2	(Symbol)	PLANT NAME	SIZE	QUANTITY	NOTES
3	(Symbol)	PLANT NAME	SIZE	QUANTITY	NOTES
4	(Symbol)	PLANT NAME	SIZE	QUANTITY	NOTES
5	(Symbol)	PLANT NAME	SIZE	QUANTITY	NOTES
6	(Symbol)	PLANT NAME	SIZE	QUANTITY	NOTES
7	(Symbol)	PLANT NAME	SIZE	QUANTITY	NOTES
8	(Symbol)	PLANT NAME	SIZE	QUANTITY	NOTES
9	(Symbol)	PLANT NAME	SIZE	QUANTITY	NOTES
10	(Symbol)	PLANT NAME	SIZE	QUANTITY	NOTES
11	(Symbol)	PLANT NAME	SIZE	QUANTITY	NOTES
12	(Symbol)	PLANT NAME	SIZE	QUANTITY	NOTES
13	(Symbol)	PLANT NAME	SIZE	QUANTITY	NOTES
14	(Symbol)	PLANT NAME	SIZE	QUANTITY	NOTES
15	(Symbol)	PLANT NAME	SIZE	QUANTITY	NOTES
16	(Symbol)	PLANT NAME	SIZE	QUANTITY	NOTES
17	(Symbol)	PLANT NAME	SIZE	QUANTITY	NOTES
18	(Symbol)	PLANT NAME	SIZE	QUANTITY	NOTES
19	(Symbol)	PLANT NAME	SIZE	QUANTITY	NOTES
20	(Symbol)	PLANT NAME	SIZE	QUANTITY	NOTES

MERCER CROSSING CITY OF FARMERS BRANCH DALLAS COUNTY, TEXAS	LANDSCAPE PLAN		Kimley-Horn INCORPORATED 1000 WEST 19TH AVENUE, SUITE 200 DENVER, COLORADO 80202 TEL: 303-733-8800 FAX: 303-733-8801 WWW.KIMLEY-HORN.COM
SHEET NO. 101 LP 101			

Resolution No. 2017-053
Exhibit "C" – Landscape, Screening, and Sign Plan



<p>GRAPHIC SCALE IN FEET</p> <p>0 20 40 80</p> <p>5'-0" HIGHER</p>	<p>MERCER CROSSING</p> <p>CITY OF FARMERS BRANCH DALLAS COUNTY, TEXAS</p>	<p>RENDERED LANDSCAPE PLAN</p>	<p>KIM PROJECT 0893-2561</p> <p>DATE JANUARY 2016</p> <p>SCALE AS SHOWN</p> <p>DRAWN BY: L.H.</p> <p>CHECKED BY: J.P.C.</p>	<p>Kimley»Horn</p> <p>LANDSCAPE ARCHITECTS</p> <p>1000 WEST WASHINGTON SUITE 200 FARMERS BRANCH, TEXAS 75042</p> <p>PHONE: 972-336-3580 FAX: 972-336-3775 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM # 6828</p>	<p>Kimley»Horn</p>	<table border="1"> <tr> <th>NO.</th> <th>REVISIONS</th> <th>DATE</th> <th>BY</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	REVISIONS	DATE	BY												
			NO.	REVISIONS	DATE	BY																
<p>LP 2.01</p>	<p>5'-0" HIGHER</p>	<p>REVISIONS</p>	<p>DATE</p>	<p>BY</p>	<p> </p>																	

Resolution No. 2017-053 Exhibit "D" – Elevations

Elevation Materials
 Masonry 20%
 Brick 65%
 Stone 15%
 Cementitious Panel Siding 20%
 Finestration
 25% at upper levels with units
 31% at the ground floor with garage openings

Front Elevation



Rear Elevation Materials
 Masonry 20%
 Brick 65%
 Stone 15%
 Cementitious Panel Siding 20%
 Finestration
 25% at all levels

Rear Elevation



- Materials**
- A - Certainted Shingles - Black
 - B - Cementitious Panels and Trim
 - C - Brick (Acme - Cameron Hills)
 - D - Flagstone (Acme - Chocolate Flagstone)



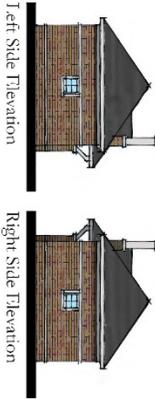
Resolution No. 2017-053 Exhibit "D" – Elevations (cont.)



Left Side Elevation Materials
 Masonry 80%
 Brick 20%
 Slate 20%
 Cast-in-place Concrete
 23% of upper levels with units
 31% of the ground floor with garage openings



Right Side Elevation Materials
 Masonry 80%
 Brick 20%
 Slate 20%
 Cast-in-place Concrete
 23% of upper levels with units
 25% of the ground floor with garage openings
 and windows



5 Bay Garage Building



Left Side Elevation Materials
 Masonry 80%
 Brick 20%
 Slate 20%
 Cast-in-place Concrete
 23% of upper levels with units
 31% of the ground floor with garage openings



Right Side Elevation Materials
 Masonry 80%
 Brick 20%
 Slate 20%
 Cast-in-place Concrete
 23% of upper levels with units
 25% of the ground floor with garage openings
 and windows

- Materials**
- A - Certainted Shingles - Black
 - B - Certainted Parks and Trim
 - C - Brick (Acme - Cameron Hills)
 - D - Flagstone (Acme - Chocolate Flagstone)



Resolution No. 2017-053
Exhibit "D" – Elevations (cont.)



Stone
 Acme - Chocolate Flagstone

Wood Overlay Garage
 Door - Sherwin Williams
 Charwood Stain or Similar



Cetainteed Black Shingle

Cementitious Panels and Trim
 Trim Color - Sherwin Williams
 Colonial Revival Stone

Double Top Rail
 Black Aluminum Railing

Brick
 Acme - Cameron Hills

Beazer Homes

Mansion Building Materials - The Gatherings at Mercer Crossings

Dallas County, Texas
 March 3, 2017

